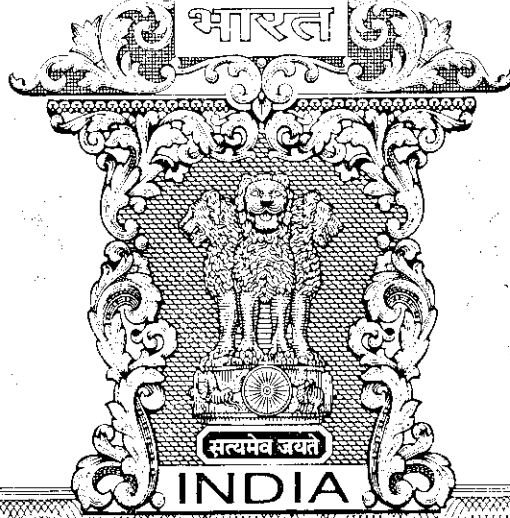


C.S. No. 1942 Docnt. No. 2078/08

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

VS D 791278

29/6/08 502
Sri. V. Devaraj Reddy
Late. V. Ranga Reddy
M/s. S.S. Co. Ltd. R/o. Hyderabad

DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY

This DAGPA is made and executed on this the 14th day of MAY 2008 at S.R.O., Gandipet, by and between:

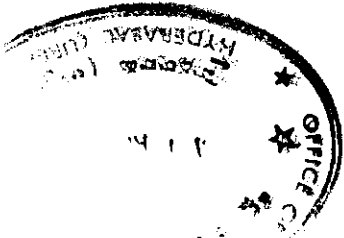
SRI. B. MUNNA SINGH S/O. LATE. RANGEELA, about 41 Years, Occupation: Service, R/o. H.No.2-82, Secretariat Colony, Puppalguda Village, Rajendranagar Mandal, Ranga Reddy District. A.P.

Hereinafter called the FIRST PART / LAND OWNER, which term shall mean and include all his heirs, representatives, executors, administrators and assignees etc., of the ONE PART.

Contd...2..

మొదటి పార్ట్

[Signature]



ఎందార్కు మెంటు నెక్షన్ 52
 2008 వ సం. మే నెం. 14 వ తేది
 1930 వ సం. మే నెం. 24 వ తేది
 పగలు 2 మరియు 3 గంటల మధ్య

జి. బి. మున్నా సింగ్
 జన్మనామ 1908 నెం. 14 వ తేది ను
 అనుసరించి 1930 నెం. 24 వ తేది వరకు
 మరియు పదేపదే సరిదిద్దబడినది

ఈనాడు ఈ 2008:00:00 చా. నా. నా. నా.

చెల్లించినాడు
 వ్రాసి యిచ్చినట్లు ఒప్పుకొన్నది మున్నగు
 ఎడమ తొటన వ్రేలు మున్నగు



ఎడమ తొటన వ్రేలు వ్రేలు

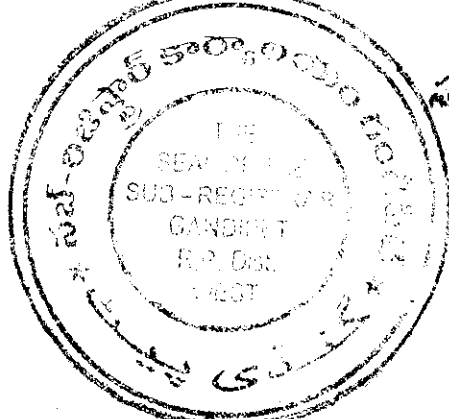


నిరూపించినది

PN
 Name P. NAGESHWAR RAO
 S/o, W/o, D/o. P. ETIAHAT
 OCC. Business
 R/o 1-2 MANIKONTHA R.R. D.H.

2008 వ సం. మే నెం. 14 వ తేది
 1930 వ సం. మే నెం. 24 వ తేది

I వ పుస్తకము 2008
 వ సం. మే నెం. 2008
 కొగితముల మొత్తం సంఖ్య 16
 కొగితపు పేరున సంఖ్య 1



స. రిజిస్ట్రార్

Name B. Munna Singh
 S/o, W/o, D/o. Late. Temple
 OCC. Service
 R/o 2-82 Secarathra - colony
 P. P. Ad. Gudeval, R.R. D.H.

Name V. Devender Reddy
 S/o, W/o, D/o. Late. V. Ranga Reddy
 OCC. Business
 R/o 1-2-28/5/1 G. Ram G-2 Perm Block
 Tower Sharanikaram Road Annapurna

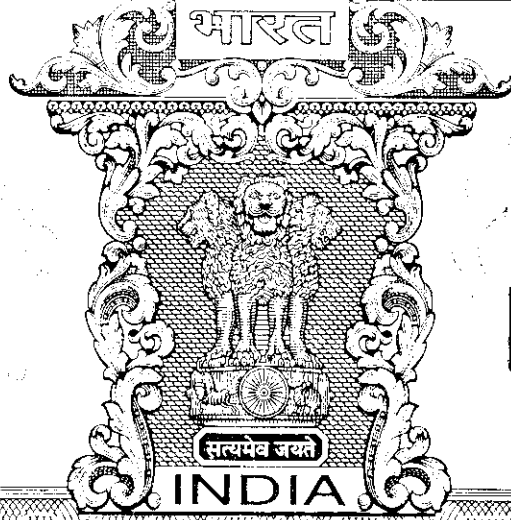
P. Lakshmi Reddy
 Name P. Lakshmi Reddy
 S/o, W/o, D/o. P. Hemarajaram Rao
 OCC. Employ
 R/o CHIKOD PALLY H.Y.D

స. రిజిస్ట్రార్
 గం. పేరు

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

29.70 14/10/08

Sri. V. Devender Reddy

Late. V. Ranga Reddy

M/s. S.S. Conl.

S.S. Conl.

Dp thep

V.S. D 791279

:: 2 ::

AND

"M/S. S.S. CONSTRUCTIONS" Represented by Its Managing Partner, SRI. V.DEVENDER REDDY S/o. LATE V.RANGA REDDY, Aged about 62 years, Occupation: Business, Resident of House No. 7-1-28/4/1, Flat No. G-2, Ram Bhadra Towers, Dharamkaram Road, Ameerpet, Hyderabad. A.P.

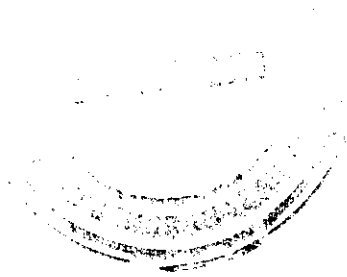
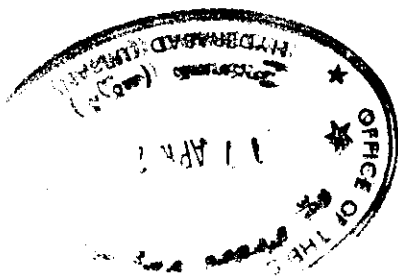
Hereinafter called the SECOND PARTY / DEVELOPER, which term shall mean and include all its legal heirs, representatives, executors, administrators and assignees etc., of the SECOND PART.

WHEREAS originally the First Party is the absolute owner of open land forming part of Survey Nos.131 and 132, admeasuring Ac. 0-24 Guntas, situated at Puppalguda Village, Rajendranagar Mandal, R.R.District. A.P. having the same vide Patta Pass Book No.189659, Title Deed No.210551

Contd..3..

వేరంగి

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ENDORSEMENT

Certified that the following amounts have been paid in respect of this document :

I. Stamp Duty :

1. In the shape of Stamp Duty
2. In the shape of T.D. U/S. 41 of I.S. Act.
3. In the shape of T.D. U/S. 41 of I.S. Act.
4. Address...

Rs. 1,00,000.00

Rs. 2,27,300.00

Rs.

Rs.

II. T.D. U/S. 41 of I.S. Act :

1. In the shape of T.D. U/S. 41 of I.S. Act.
2. In the shape of T.D. U/S. 41 of I.S. Act.

Rs. 2000.00

Rs.

IV. User Charges :

1. In the shape of Challan
2. In the shape of Cash

Rs. 1,00,000.00

Rs.

Total Rs. 2,29,500.00

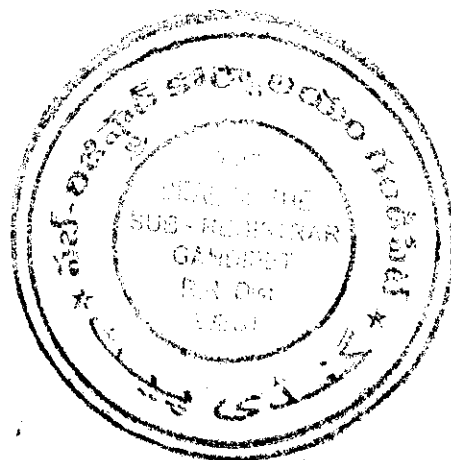
Rs. 2,27,300.00 towards Stamp duty including T.D. U/S. 41 of I.S. Act. and

Rs. 2000.00 towards Regn. free on the Chargeable Value of Rs. 2,27,40,000.00 were paid by the Party through SBH

Receipt No. 7087.58 dated 11.4.18 at RAIDURU Branch

Sub-Registrar

Sub-Registrar



వ పుస్తకము 2008 సం॥
నంబు దస్తావీజు 2078
కాగితము పేజీ 16
కాగితపు పక్క 2

Sub-Registrar

1వ పుస్తకము 2008 సం॥ / కా.శ. 1930
పు 2078 నెంబరుగా రిజిస్టర్ చేయబడి
సాగనిండు నిమిత్తంకు పేజీ 1525
1వ 2078 / 2008 ఇప్టుడునునది.
2008 సం॥ మే నెల 26 తేది

Sub-Registrar

WHEREAS The party of the first part is in exclusive possession and enjoyment of the said property as an absolute owner, hereinafter called the schedule property.

WHEREAS the First Party / Landlord approached the Second Party / Developer with a proposal to develop the Schedule Property for construction of residential Duplex Villas for mutual benefit to both the parties as per the mutually agreed plan. Further the Second Party/Developer shall construct and deliver-with their own funds 45% built up area inclusive of all common areas balcony areas parking area and other facilities, circulation areas etc. to the First Party/Landlord in lieu of the development rights given to Second Party/Developer. And remaining 55% comes to the share-of the Second Party.

WHEREAS the Second Party/Developer has represented and assured the First Party/Landlord that he has requisite expertise and infrastructure for such development. The parties after mutual deliberations among themselves have agreed to reduce the terms of the Development Agreement in writing and have agreed to abide strictly to the terms and conditions stated herein. The Second Party/Developer has agreed to develop the Property by investing their own funds and under their care and supervision.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The Second Party/Developer shall prepare a comprehensive plan for the construction of the Residential Duplex Villas to be constructed by the over the land of the Scheduled Property and shall submit the plans along with necessary application forms and papers to the Gram Panchayath authorities and get them sanctioned and other permissions and clearances for obtaining electricity, water and sewerage connections. However the deposits and other official expenditure or expenses for obtaining water supply sewerage and electricity connection from the respective authorities shall be borne by the developer and the land owners as per the proportionate.
2. The Second Party/Developer shall bear all expenses and preparation of the said plan, shall pay the necessary fees to the Gram Panchyath and other concerned authorities.
3. The First party/Landlord shall not interfere in construction activity in any manner or obstruct the second party in the construction or take decision, enter into commitments etc., However, first party are having the right to inspect the quality of the construction by themselves or by expertise civil engineer.

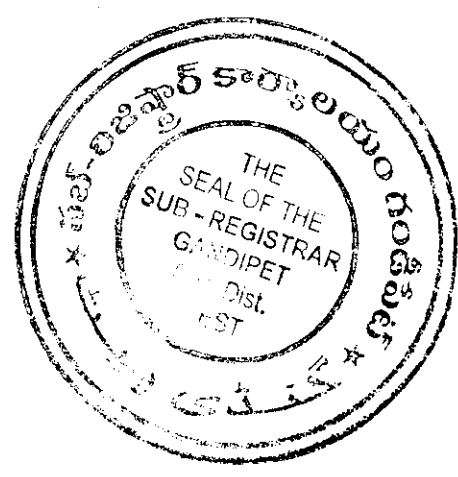
Contd..4..

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..... వ పుస్తకము 2008
..... వంపు కట్టినది నెం 2008
కాగితముల పొడవు..... 16
కాగితపు వెడలికొనె..... 3

సబ్ రిజిస్ట్రార్



4. The First party/Landlord shall not be made responsible for any of the taxes such as Income-Tax, Wealth Tax etc., to be paid in respect of, Duplex Villas sold by the Second party of their share of 55%. The Second Party/Developer or prospective purchasers shall be alone being responsible for payment of such taxes. However, the first party shall be responsible for payment of such taxes, for their share of 45%.
5. The First Party/Landlord hereby assures and covenants with the Second party / Developer as follows :
 - i) That the First Party/Landlord is the sole, absolute and exclusive owner herein, there is no other person or persons having any manner or right, title, shares claim or interest in the said property.
 - ii) That there are no prior agreements, court orders, attachments, disputes, or litigations or any tax and or revenue-attachments or notices of requisitions or acquisitions from Government or tax or other authorities in respect of the said property or relating thereto.
6. The First Party/Landlord hereby authorises the Second Party/Developer to procure the customers for Duplex Villas and garages and other spaces and to enter into Agreement of sale with such customer, collect advances and to issue valid receipts to such purchasers of Duplex Villas in respect of their share along with proportionate undivided share of land. It is agreed by both the parties that terrace rights have equally shared as per the percentage aforesaid.

It is agreed by and between the parties that they are entitled to share the constructed / built up areas etc., including common spaces, parking spaces and un-built vacant area, as follows:

Landlords	45.00%
DEVELOPER	55.00%

7. The Second Party/Developer shall complete the construction of the built up area and handover the First Party's / Landlord's built-up area/Duplex Villas fallen to their share within 24 months from the date of sanction of plan and 6 months grace period.
8. The First party/Landlord shall not be held responsible for any defects in construction and second party / Developer shall alone be responsible for such defects and shall be answerable to the third parties and first party/ Landlord.

Contd..5..

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Developer

..... వ పుస్తకము 2008
..... వంపు డస్తా పేజీ నెం.....2028
కాగితముల మొత్తం సంఖ్య.../6
కాగితపు వరుస సంఖ్య.....40.....

నాన్ - రిజిస్ట్రార్

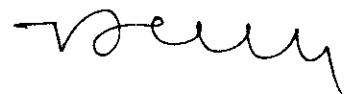


:: 5 ::

9. All expenses and costs of transfer of the portions allotted to the Second Party/Developer including stamp and registration charges of such deeds shall be borne either by the Second party/Developer or their nominees.
10. Both the parties hereby agree to enter supplemental agreement in the event of such contingency existing for incorporation or clarification of necessary clauses of this agreement or to meet the needs of the time, but such supplemental agreement shall be in conformity with the spirit of this main agreement.
11. The First party/Landlord hereby authorizes the said second party /Developer to do the following acts in their name and on their behalf with respect of the share of the second party/Developer namely.
 - a) To sell the said property to the Sub-Agreement Holder or its nominee or nominees.
 - b) To execute the sale deed or sale deeds in favour of the Sub-purchaser or purchasers, receive the consideration money to present the sale deed or deeds executed by him / them in favour of the sub-purchaser or purchasers before the concerned Registering officer, admit execution and receipt of consideration and procure the registration of said deeds to the extent of 55% of built up area along with proportionate undivided share of land.
 - c) To execute sign and file all the petitions, applications, and declarations etc. necessary for and incidental to the completion of registration of the said sale deed/deeds their share of 55% of built up area long with proportionate undivided share of land.
 - d) To complete the sale of the said property and handover the possession of the said property to the sub-purchaser or purchasers.
 - e) To appear and act in all courts, civil, criminal revenue whether original or appellate, in the Registration and other offices of the Central Government and of local bodies in the relation to the said property.

Contd..6..

स्वाक्षर



7 వ పుస్తకము 2008
వంపు తప్పాదిక తెలియ 2018
కాగితముం తెలియ 16.
కాగితపు తప్పాదిక తెలియ 5.

మరియు

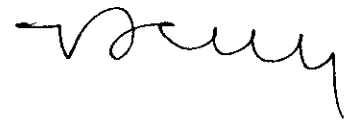


:: 6 ::

- f) To sign and verify complaints, written statements, petitions or claims and objections of all kinds and file them in such courts and offices and to appoint advocates and other legal practitioners to file and receive back documents to deposit and withdraw moneys and grant receipts in relation to the said property.
- g) Generally to act as the attorney or agent of First Party /Landlord in relation to the said property relation to the matter aforesaid and to execute and do all deeds, acts and things, in relation to said property as fully and effectually in all respects.
- 12. The first party/Landlord above shall be responsible for payment of all arrears, of property tax, electricity bills, water charges in respect of the schedule property to the date of this, agreement. They shall pay all these arrears before entering into development agreement and thereafter the second party is sole responsible.
- 13. The first party/Landlord declares that they are the absolute owners of the schedule property and that it is free from all encumbrances, sales, mortgages, attachments, disputes and claims of the third parties and they have full and absolute right to convey and transfer the same.
- 14. Any profits by such construction shall be entirely to the benefit of the second party/Developer and the first party/Landlord shall have no claim thereon, the First party/Landlord shall not call into question any account or expenditure or other sums spent for building purpose.
- 15. It is further agreed by the both parties is that the cost of generator shall be born by the developer and the owner as per proportionate ratio.
- 16. In case of any dispute arises between the parties hereto touching these presents, the matter shall be referred to the arbitrators one chosen by each party and in case of any difference of opinion between such arbitrators, they shall nominate a common umpire and their award shall be final and binding on both the parties and the relevant provisions of the arbitration act shall apply.

Contd..7..

మొదటిది



.....I..... వ పుస్తకము 2008
నంబు దస్తావేజు నెం2018
కాగితముల మొత్తం సంఖ్య....16
కాగితపు పరుస సంఖ్య....6.....

నవ్ రజిస్ట్రార్



:: 7 ::

17. The First party/Landlord hereby agreed to join the member of the society to be formed by all the Duplex Villas owners of the building complex and shall abide by the rules and bye-laws of the society.

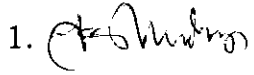
SCHEDULE OF THE PROPERTY

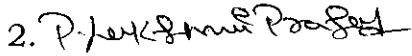
All that the Open land, admeasuring Ac. **0-24** Guntas, in forming Part of Survey Nos. **131 & 132**, situated at Puppalguda Village & Gram Panchayath, Rajendra Nagar Mandal, Ranga Reddy District, and bounded as follows:

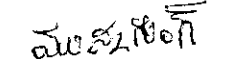
NORTH	:	Neighbour's Land.
SOUTH	:	Road.
EAST	:	Road.
WEST	:	Road.

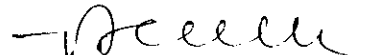
In witnesses whereof the parties hereto have signed this Development Agreement cum GPA with own free will and consent on this day, month and year first above mentioned.

WITNESSES:

1. 

2. 


FIRST PARTY


SECOND PARTY

..... వ పుస్తకము 2008
వంపు దస్తావేజు నెం2048
కొగితముల పైపురి పంఖి....16
కొగితపు వడుగు పంఖి.....7

నవ్ రజిస్ట్రార్



SPECIFICATIONS

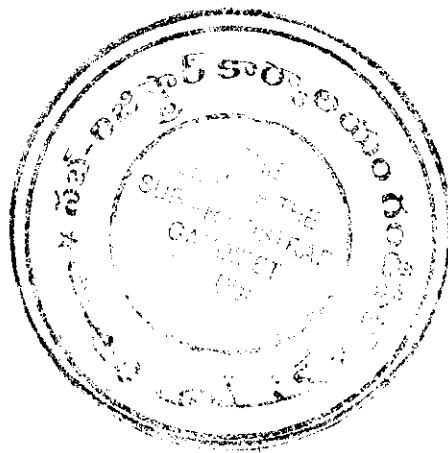
STRUCTURE	: RCC Framed Structure
SUPET STRUCTURE	: Table moulded red bricks in cement mortar in 2 coats Plastering on both inside and outside with sponge finish.
FINISHING	: Smooth luppum finish in whole flat except toilets & Balconies. POP cornice in living and dining halls.
MAIN DOOR	: Designed teak wood frame and teak wood shutter with Polish. Brass hardware with night latch will be provided.
INTERNAL DOORS	: Teak wood frames and glazed glass teak wood shutters with designed M.S.Grills.
FLOORING	: Marble slabs with borders and skirting for hall & dining. Marble tiles flooring with skirting in the rest of the flat except toilets.
TOILETS	: 8" x 12" Ceramic tile wall cladding up to door height with Ceramic tile flooring. Good quality sanitary fittings of Nyecer/Cera will be provided. Indian W.C.in one of the toilets and European W.C.in the other toilets will be provided with flush tanks. Provision for geyser, shower and cold/hot Water mixer and wash basin.
KITCHEN	: Polished Granite over kitchen platform with glazed tile dado up to 2' height and stainless steel built in sink.
PAINTING	: Acrylic based (Asian, Apex or Eq.) Paint for external walls, plastic emulsion for internal wall. Two coats of enamel paint with luppum for internal doors, windows and grills.
TV	: Provision for cable TV Connection. Internal wiring provided up to a common point.

सुप्रसन्न

वेनू

..... వ పుస్తకము 2008
నంబు దస్తావేజు నెం 2012
కాగితముల పొత్తిం సంఖ్య 16
కాగితపు వరుస సంఖ్య 2.....

నల్ రజిస్ట్రార్



ELECTRICAL

: Concealed PVC Pipes, multi stand copper wiring, adequate points with modular switches for lamps, tube lights, ceiling fans and exhaust fans including TV, A.C., Fridge, Geyser with 3 Phase meter, distribution box and MCB's will be provided for each flat.

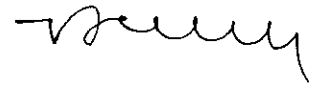
SANITARY

: I.S.I. mark G.I. Piping and superior quality PVC Sanitary piping.

WATER SUPPLY

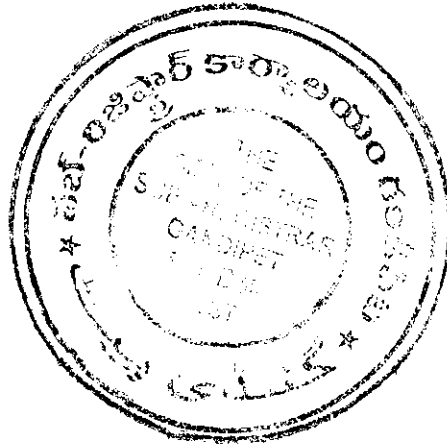
: Separate storage tanks for municipal/bore well water at ground /Overhead.

మనోజ్



..... వ పుస్తకము 2008
నంబు దస్తావేజు నెం2008
కాగితముల మొత్తం సంఖ్య...16
కాగితపు పరుస సంఖ్య...9.....

వత్ / రజిస్ట్రా96

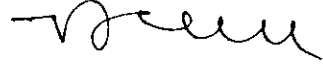


ANNEXURE - "1A"

1. Description of the Building : All that the Proposed Duplex Villas, on Open Land, in forming part of Sy.Nos.131 & 132, Situated at Puppalguda Village & G.P., R.Nagar Mandal, R.R.District.
- (a) Nature of roof : R.C.C
- (b) Type of Structure : With Pillars
2. Age of the building : Proposed Construction
3. Total extent of Site : Ac. 0-24 Guntas.
4. Built up Area Particulars : **20,000/-Sq.Feet.**
(approximately)
5. Executant's estimate of the MV of the building : Rs. 2,27,40,000/-

Date: 14-05-2008

మనస్సుంగ్
SIGN. OF THE EXECUTANT.

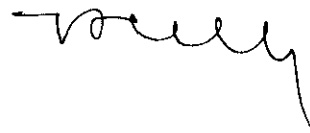


CERTIFICATE

We do hereby declare that what is stated above is true and correct to the best of our knowledge and belief.

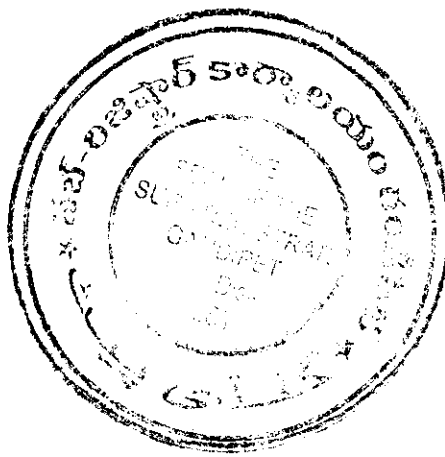
Date: 14-05-2008

మనస్సుంగ్
SIG. OF THE EXECUTANT.



..... వ పుర్రకము 2008
నంబు దస్తావేజు నెం2028
కాగితముల మొత్తం సంఖ్య...14
కాగితపు వరుస సంఖ్య...10.....

శుభ-లక్ష్మిప్రభా



Registration plan showing the OPEN LAND.

in Survey No. 131 & 132.

situated at PUPPALGUDA (V)

RAJENDRANAGAR

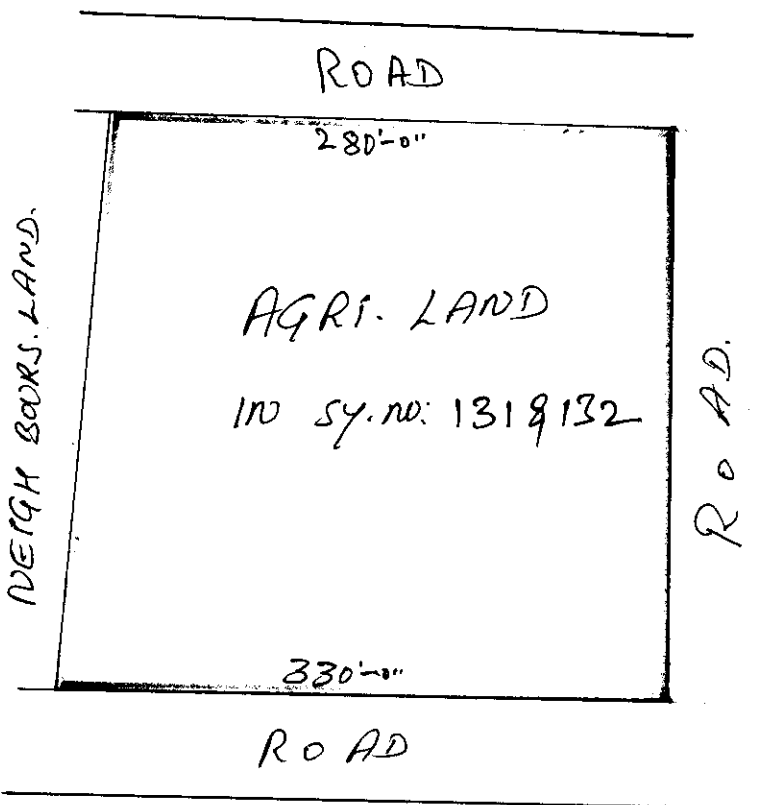
Mandal, Ranga Reddy Dist.

VENDOR: SRI. B. MUNNA SINGH.

S/O. LATE. RANGELA

VENDEE: "M/S. S.S. CONSTRUCTIONS" REP. BY

SRI U. DEVENDER REDDY S/O. LATE. U. RANGA REDDY.



REFERENCE :

SCALE : 1"

INCL :

EXCL :

AREA :

AC 0-24 GTS. ~~SQ. FTS.~~

OR : _____ SQ. MTRS.



WITNESSES:

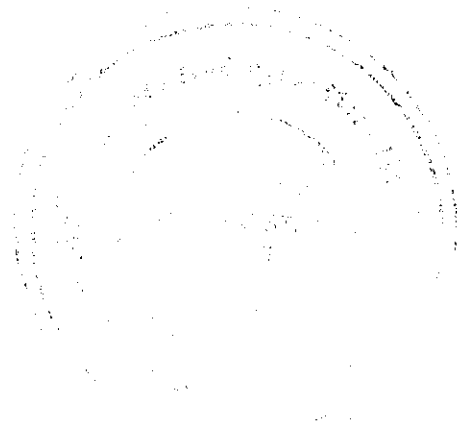
1.

2.

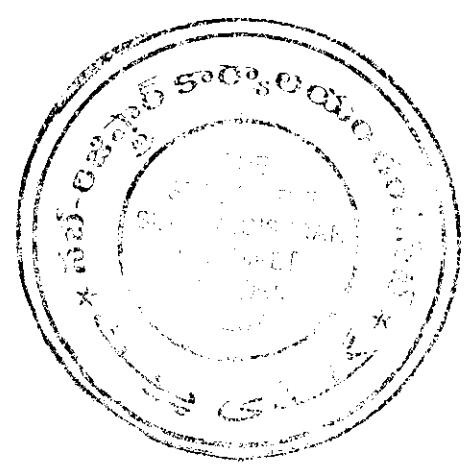
SIG. OF THE VENDOR

..... వ పుస్తకము 2002
నామ దస్తావేజు సం 2018
కొగితముల పొత్తు సంఖ్య 16
కొగితపు పత్రం సంఖ్య 11

దత్త / రిజిస్ట్రార్



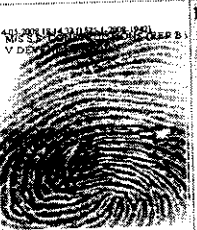
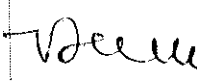
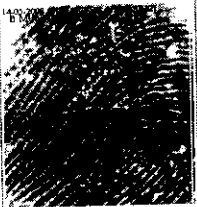
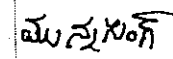
వ సంవత్సరము 2008
 వంతు ఉత్తరము 2028
 కాగితముల సంఖ్య 16
 కాగితపు పేరును సంఖ్యను
 పట్ట - రజిస్ట్రే-98



Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 1942/2008 of SRO: 1525(SRO GANDIPET)

14/05/2008 18:14:46

SINo .	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) M/S S.S. CONSTRUCTIONS (REP.BY) V.DEVENDER REDDY 7-1-28/4/1,FT.NO.G-2, RAM BHADRA TOWERSHYDERABAD	
2			(EX) B.MUNNA SINGH 2-82, SECRETRAIAT COLONY,PUPPALGUDARAN GA REDDY	

Witness
Signatures


Operator
Signature


Subregistrar
Signature

1) P. J. K. S. R. S. R.

2) P. J. K. S. R. S. R.

..... వ పుస్తకము 2008
సంపుట దస్తావేజు నెం 2018
కాగితముల మొత్తం సంఖ్య... 16
కాగితపు పరుస సంఖ్య... 13

నవ / రజిస్ట్రా 96



HYDERABAD

DISTRICT

1874
MUNNA SINGH
12/03/1968
12000
RM
ALL OFFICES
OFFICIAL : మున్నా
AGM(Admin)



1. A
2.

BLOOD GROUP

Tel Nos (O) 27814959

(R) 423232100

INSTRUCTIONS

1. This card is to be surrendered to the issuing authority when officer / official is transferred / no longer in the service of the Government.
2. In case of loss, the fact is to be reported to the nearest Police Station and to the Controlling Authority.

మున్నా

ఆంధ్రప్రదేశ్ విమాన
SECRETARY DEPARTMENT



ఆంధ్ర ప్రదేశ్
GOVERNMENT

MUNNASINGH

SINGH RANGEELA

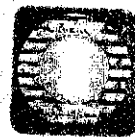
12/03/1968

Permanent Account Number

AJCPM6242P

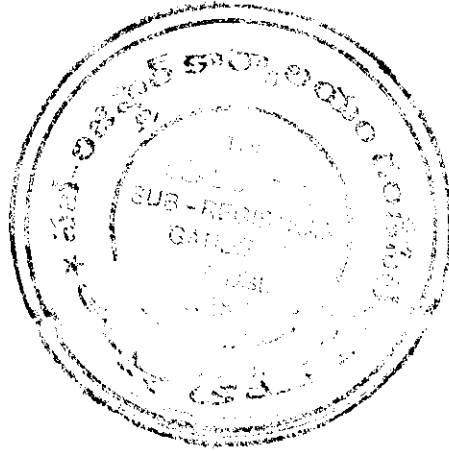
మున్నా

Signature



..... వ పుస్తకము 2008
వంపు దస్తావేజు సం 2078
కాగితముల మొత్తం సంఖ్య 16
కాగితపు వరుస సంఖ్య 14

వద్ద  రజిస్ట్రార్





Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Suguna	Wife	31/08/56	50

[Signature]
కార్యవాహన సంరక్షణ/వెలిమూడ

05/03/2006

జారీచేయు తేది

[Signature]
DPL Incharge

HOUSEHOLD CARD

Card No : PAP167772600978

F.P Shop No : 726

పేరు : వనవాసమ, దేవేంద్రరెడ్డి

Name of Head of Household : Vanavasam. Devenderreddy

తండ్రి/భర్త పేరు : రంగారెడ్డి

Father/ Husband name : Rangareddy

పుట్టినతేది/Date of Birth : 10/03/1947

వయస్సు/Age : 59

వృత్తి /Occupation : Retired Employee

ఇంటి.నెం./House No. : 7-1-28/4/1/G-2

వీధి /Street : SK ROAD

Colony : AMEERPET

Ward : వార్డ్ 7

Circle : సర్కిల్ 7

జిల్లా /District : Circle VII

హైదరాబాద్ / Hyderabad

Annual Income (Rs.) : 165,000

LPG Consumer No. (1) : 843035/(Single)

LPG Dealer Name (1) : Vijayanagar Gas Company,HPC

LPG Consumer No. (2) : /

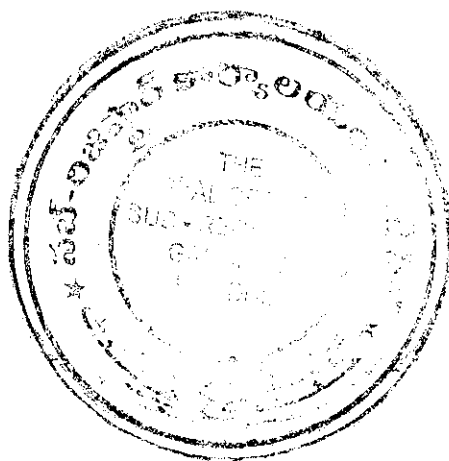
LPG Dealer Name (2) :

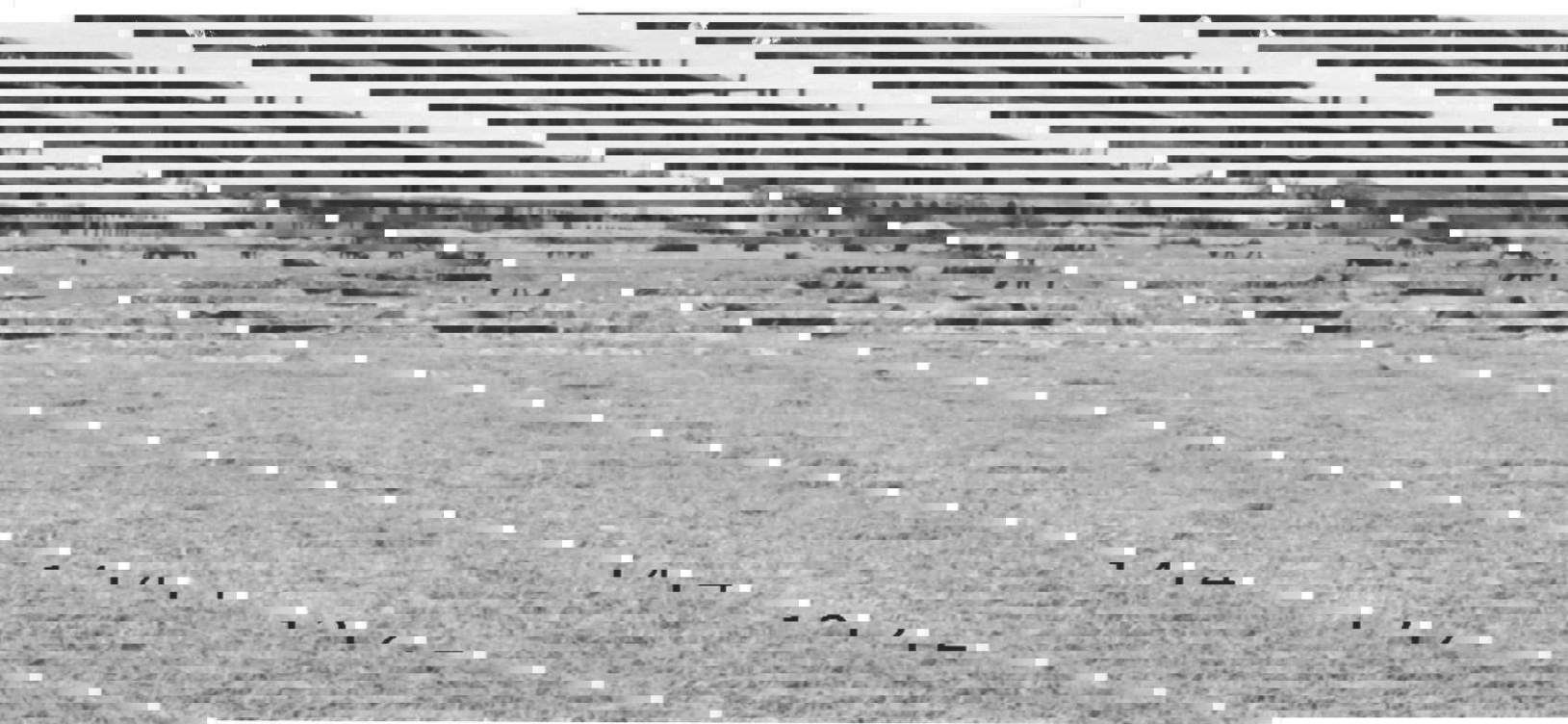


[Signature]

..... వ శతకము 2008
నంబు దస్తావేజు నెం 2028
కాగితముల పైపుర పోలిస్. / 6
కాగితపు పదున పంపు. 1.5

శ్రీ శ్రీ శ్రీ





0/20/08

I

8

2078

16

16





STATE BANK OF HYDERABAD

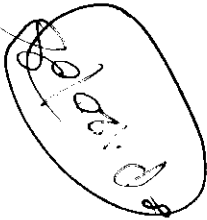
R-2317

BRANCH

RAIDURG
CODE NO. R. 10540

B No.

708758



Received a Sum of Rs. 2,25,400/-

20780

Rupees

Two lakhs twenty five thousand

Four hundred only

from Smt. / Shri

S.S. Constructions

only)

residing at

Hyzd

for credit of Government of Andhra Pradesh towards Stamp duty/Registration Fee.

Place : **RAIDURG**

Date :

Authorised Signatory

SS No. _____

